

ZONING AND ADJUSTMENT BOARD

March 19, 2007

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, March 19, 2007, at 6:30 pm with the following members present: Larry Story – Chairman, Ron Berry, Frank Topping, Richard Cole, Marge Thies, Frank Szczepanski, Dossie Singleton, Woodrow Hill and Nathan Yoder.

Bailey Cassels and Todd Brown were absent.

Lee Hawkins - Zoning and Adjustment Board Attorney, Sandy Cassels - Secretary, and Brad Cornelius - Planning Manager, were present.

Chairman Larry Story called the meeting to order with Mr. Hill leading the pledge of allegiance and Mr. Berry leading the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the March 5, 2007, meeting. Mr. Berry seconded the motion and the motion carried.

C2007-0001

A.M.C.S., Inc. – Conditional Use Permit to allow a Construction and Demolition (C & D) Landfill.

Mr. Cole made the motion to remove this item from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Cornelius stated Staff and the applicant would like this item to be tabled again to an undetermined date, in order for staff to review the Sumter County Land Development Code (Code) to ensure the C & D Landfill regulations are consistent with current state regulations and practices. Mr. Cornelius explained this application will be re-noticed and re-advertised with the new hearing dates.

Mr. Topping made the motion to table this application to a date to be determined by staff. Mr. Cole seconded the motion and the motion carried.

S2007-0006

New Life Christian Church – Special Use Permit to allow a Church

Mr. Cole made the motion to remove this case from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Cornelius explained this case also needs to be tabled to an undetermined date. Mr. Cornelius explained the applicants have not returned the items requested by the Development Review Committee in order to complete their review of the project. Mr. Cornelius explained this application will be re-noticed and re-advertised with the new hearing dates.

Mr. Topping made the motion to table this application to a date to be determined by staff. Mr. Cole seconded the motion and the motion carried.

T2007-0002

Levon & Cynthia Mears – Renewal of a Temporary Use Permit to allow a Care Receiver's Residence.

Joey Sands, representative for the applicant, was present and requesting a renewal of a temporary use permit for three (3) years to allow a mobile home as a care receiver's residence. There were eleven (11) notices sent. Of the eleven (11) notices sent, three (3) were returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Topping made the motion to approve the Renewal of the Temporary Use Permit for three (3) years to allow a mobile home as a care receiver's residence. Mr. Cole seconded the motion and the motion carried.

T2007-0003

Robert & Kimber Sarver – Temporary Use Permit for one (1) year to allow a RV while residence is constructed.

Mr. Sarver, applicant, was present and requesting a temporary use permit for one (1) year to allow a RV while the residence is being constructed. There were five (5) notices sent. Of the five (5) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Berry asked Mr. Sarver if he is constructing the residence as owner/builder, Mr. Sarver stated he is. Mr. Berry asked if Mr. Sarver thought one (1) year would be sufficient time to complete the residence, in which Mr. Sarver stated it should be.

Mr. Topping made a motion to approve the Temporary Use Permit for one (1) year while the residence is being constructed. Mr. Berry seconded the motion and the motion carried.

R2007-0011

Candance & Robert Street, II – Rezone 3 acres MOL from a non-conforming A5 to RR1C to complete a lineal transfer.

Candance & Robert Street, II, applicants, were present and requesting a rezoning on 3 acres MOL from a non-conforming A5 to RR1C to complete a lineal transfer. There were fifteen (15) notices sent. Of the fifteen (15) notices sent, three (3) were returned in objection and four (4) were returned in favor. Mrs. Cassels read the letters of objection into the record. There were no objections from the audience. Mrs. Street stated her plans are to construct a conventional (site) built residence.

Mr. Topping made a motion to recommend approval of this rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

General Discussion

Mr. Story discussed the members that had been removed from the Zoning and Adjustment Board (ZAB) and did not receive a letter from the Board of County Commissioners (BOCC). Mr. Cornelius stated he would look into assuring members receive letters if they are removed from the board.

Mr. Story discussed the three (3) minute time limit placed on the general public for controversial cases. Ms. Thies stated she believes if a person is making a new and pertinent point, we, as the board; should not cut them off after 3 minutes. Mr. Cole stated, under the Sunshine Law the

Board is permitted to enforce time limits. Mr. Berry stated the ZAB fact sheet shows five (5) minutes. Mr. Story stated he will make sure to state five (5) minutes in the meeting introductions.

Mr. Topping asked about the Sumter County Comprehensive Plan (Comp Plan) and CP (Planned Commercial) and IP (Planned Industrial) zonings. Mr. Cornelius explained amending the Comp Plan takes approximately eight (8) months to one (1) year and the transmittal for changes would need to go to the ZAB, BOCC, and the State, after which it would go back to the BOCC for adoption. Mr. Cornelius explained a change to the Land Development Code only requires a ordinance being approved by the BOCC.

Mr. Cornelius stated the City of Wildwood has annexed property south of C-470 in the Sumterville area. He also stated Wildwood is discussing the annexation of property to C-48 on the east side of Center Hill. The annexations the City of Wildwood have done to the south are for DRI (Developments of Regional Impact). The Board expressed their concerns regarding the City of Wildwood's financial status in relationship to the annexations. Mr. Cornelius agreed that there are concerns regarding the ability of Wildwood to meet the infrastructure needs of these annexed areas.

Mr. Brown made a motion to adjourn the meeting at 7:20 p.m. Mr. Cole seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board